



MUNICIPAL PLANNING COMMISSION

Hollie Berry
Mayor

Tim Thornbury
City Manager

MINUTES
March 18, 2021
6:00 p.m.
Red Bank Courtroom

I. CALL TO ORDER

Commissioner Browder called the meeting to order at 6:06 PM.

II. ROLL CALL

Commissioner Cannon called the roll. Commissioners Browder, Cannon, Luther, Millard, and Skonberg were in attendance. The Commission's planning advisor from the Southeast Tennessee Development District, Ashley Gates, and was also present. Additional attendees are listed on the sign in sheet.

III. INVOCATION

Commissioner Millard gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Browder led the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

A. February 18, 2021 Meeting Minutes

Commissioner Browder asked for any additional corrections to the minutes. Having none, Commissioner Millard motioned to approve the minutes as written. Commissioner Skonberg seconded the motion. The motion passed unanimously.

VI. NEW BUSINESS

A. Rental Unit Regulation Discussion

Commissioner Browder stated that staff had provided a draft of a “white paper” to submit to the Board of Commissioners. She stated it is a good start, but that the issue required more study.

Staff stated that a response from the City Attorney on the issue was also provided, and that the Commissioners should read and consider that as well. Staff stated that it may not be possible to establish a landlord licensing program but should make their concerns and goals clear to the Board of Commissioners so that they could study other options.

Commissioner Cannon stated that he would like to see an information platform for prospective and current residents to be able to see all short-term and long-term rental properties. He also stated that he would like to see the rental regulations cover both short- and long-term rental owners.

The Commissioners agreed to table the topic.

VII. UNFINISHED BUSINESS

A. Backyard Chicken Ordinance

Staff stated that she had updated the ordinance to require best practices for waste management and also require that all waste disposal containers or systems be limited to areas within the required setbacks. She also had made properties along Stringers Branch ineligible due to e-coli runoff concerns.

Commissioner Luther provided waste disposal best practice information. He stated that he felt it could be an educational piece to be included with the application materials. Commissioner Skonberg stated that the educational materials would be needed for those new to raising chickens.

Commissioner Browder asked if there were any further questions on the topic.

Commissioner Luther motioned to recommend backyard chicken ordinance as revised to the Board of Commissioners. Commissioner Cannon seconded the motion. The motion passed unanimously.

B. Zoning Ordinance Amendments

Staff provided an overview of all the Zoning Ordinance Amendments. Commissioner Skonberg asked why the minimum home size was 1,400 square feet, as she lived in a 1,200 square foot home and found it adequate. Staff stated that the City Manager had wanted the same minimum for all zones.

Commissioner Cannon asked if they had ever gotten clarification on why the minimum home size was needed. Commissioner Browder stated that the Planning Commission had not, but that the Board of Commissioners had gotten clarification. Commissioner Browder stated that the City Manager felt a minimum house size would allow new homes that are built to better fit in the existing neighborhoods.

Commissioner Cannon asked if the existing home sizes had been studied to find the 1,400 square foot minimum. Staff stated that the planner recommendation from 2018 did provide some analysis of this data, and that there were a few homes that were under 1,400 square feet.

Mayor Hollie Berry, as a member of the audience, asked Ashley Gates, staff planner, if she had recommended the minimum house square footage. Staff stated that she had recommended against it, and that planners typically do not recommend minimum house sizes, leaving that to the building codes.

Commissioner Browder asked if the Zoning Ordinance Amendments could be approved without including this particular change. Staff stated that any of the amendments that they do not feel are ready to be approved can be removed from the ordinance.

Regarding the changes to the Access Control, Commissioner Browder stated that it was confusing. Commissioner Cannon stated that he felt they needed to eliminate the exception for residences, but that he also had concerns about the amount of impervious surface will be built to allow vehicular turnarounds. Commissioner Browder asked that this item be studied further.

Commissioner Luther stated that he would like to have further review of the landscaping requirements as well. Don McKenzie, a Red Bank resident and wildlife expert, provided a draft list of recommended species. He asked how big of a landscaping program would the City want and that he could work on additional recommendations. Staff stated that having a native tree species list, as provided in the draft Zoning Ordinance, would be a good start towards improving the urban forest.

Commissioner Millard motioned to recommend the amendments to the Zoning Ordinance as presented, with the exception of the changes to the minimum house size, access control requirements, and landscaping requirements. Commissioner Skonberg seconded the motion. The motion was approved unanimously.

C. Steep Slope Ordinance

Staff presented an example ordinance that would require additional engineering and site plans for steep slopes over 15%. Staff stated that the City of South Pittsburg was considering this ordinance but had concerns about requiring a geotechnical engineer to design the plans. They were also concerned about having such a low threshold for requiring the additional engineering.

Commissioner Skonberg stated that she had seen that Chattanooga was considering a similar ordinance, and that they were looking a 33% slope. Commissioner Skonberg suggested that they consider a two-tiered approach, with higher standards for very steep slopes.

Commissioner Luther stated that the slope directly under the building is not the only factor, but they also have to consider the geology of what is under the land. He stated that he could

provide some more detailed maps. He also suggested that perhaps they require a Professional Engineer and a geologist to review.

The matter was tabled.

VIII. OTHER BUSINESS

Commissioner Cannon stated that he would like to see a program that encourages bee-keeping in Red Bank.

No other business was presented.

Commissioner Luther motioned to adjourn. Commissioner Cannon seconded the motion. The meeting was adjourned at 6:52 PM.

Chairman